

LANDMARKS and HISTORIC DISTRICTS BOARD

Meeting Minutes March 21, 2017

Town Council Conference Room, Second Floor

Southampton Town Hall, 116 Hampton Road, Southampton

Board Members Present: Sally Spanburgh, Stephanie Davis, Sheila Comparetto, Janice Jay Young, Bill Heine, Sarah Pleat, Ed Wesnofske

Absent: Susan Sherry Clark, Sally Pope

Liaisons: David Wilcox, Director of Planning; Janet Johnson, Administrative Support

Guest:

- Kevin Mance – Owner representing 978 Montauk Hwy, Water Mill

MEETING AGENDA

The meeting was called to order at 7:04 pm.

Member Wesnofske motioned to approve the January 17, 2017 minutes, and Member Davis seconded, all members present were in favor.

Member Pleat motioned to approve the February 8, 2017 (Special Meeting) minutes, and Member Wesnofske seconded, all members present were in favor.

Member Spanburgh motioned to approve the February 21, 2017 minutes, and Member Young seconded, all members present were in favor.

The agenda was changed to accommodate guests in attendance.

CONSTRUCTION PERMIT APPLICATIONS

978 Montauk Hwy, Water Mill, circa 1780 – Member Spanburgh inquired with guest Kevin Mance about the exact intent of construction. Kevin responded that he will be rehabilitating the roof and peeling some old shingles off to repair the trim at the roof edges. The brick around the base of the chimneys at the roof has also deteriorated and will be repaired. Kevin reassured the board that only damaged material will be repaired and replaced and the existing roof framing will remain/is not involved in the repair scope. Member Wesnofske noted that he found evidence that there had been a fire at the building and it appeared that the structure may have been rebuilt. Kevin confirmed that while much of the walls and floor framing appears original, the roofing appears to date from the time of the fire (late 1920s, early 1930s). Member Spanburgh visited the site and noticed significant amounts of original fabric as well as the building appearing to be on its original stone foundation. She suggested sharing window restoration resources with Kevin. Kevin mentioned his love of local historic structures and his wife's connection to a local family. He also consults regularly with Dick Baxter who has been involved with a lot of historic restoration work. Kevin reassured the board that his intentions are to repair the structure back to its original look. The LHDB reached consensus to not object to the roofing repair work and also recommends landmark designation. Kevin would like the board's opinion regarding additional work but the application did not include enough information about the other items in order to comment. The LHDB is pleased to offer guidance to Kevin throughout his rehabilitation of the structure. In general, the LHDB prefers that as much historic fabric be repaired and retained as possible.

DEMOLITION PERMIT APPLICATIONS

500 Head of Pond Road, Water Mill – After discussion the LHDB reached consensus to not object to the demolition of an accessory structure that does not appear to be historic while noting that another historic accessory appears to have been removed without permission.

CONSTRUCTION PERMIT APPLICATIONS

5 Trout Lane, North Sea – Member Comparetto spoke of the area and history while sharing pictures of other surrounding structures. Many homes in the area appear continue to retain their bungalow character. The proposed work will double the size of the square footage, although the footprint will not increase. This property is not identified in the 2014 Historic Resources. Many surrounding homes have been renovated/enlarged. The LHDB reached consensus to not object to the construction permit application.

3 Halsey Road, Remsenburg – The LHDB briefly reviewed the application as amended on March 21. The amended application proposes only interior renovations to the master bedroom. The plans included in the application, however, indicate additional work such as changes to the exterior windows, trim, exterior finishes, and window arrangement. Member Davis suggested there needs to be more research done about the property to determine its age, significance, and integrity, and that clarification regarding the scope of work is needed in order to correctly review and comment on this application. The LHDB reached a consensus to not object to the interior renovation portions only and objects to any and all exterior changes proposed at this time until further review.

CERTIFICATE OF APPROPRIATENESS APPLICATIONS

The Remsenburg Academy, 130 South Country Road, Remsenburg – Member Davis noted that she and Member Heine are on the Board of “The Remsenburg Academy” and are unable to vote on this COA. She circulated information about the proposed work involving a motorized awning covering a rear patio, the burying of utilities, and an ADA ramp along the west side of the building. The awning will extend 14 feet outward, just beyond the rear of the northeast portion of the building, largely invisible from public view. Member Wesnofske inquired how high the awning will be placed and Member Davis responded that the awning will be placed just over the top of the rear French doors. Member Wesnofske motioned to approve the Certificate of Appropriateness as presented and Member Spanburgh seconded; five members were in favor and two members abstained.

REFERRALS

CPF Referral: 173 Davids Lane, Water Mill (David Halsey House) – The owners of this historically significant property have expressed an interest in the Town’s acquisition of a historic preservation easement on the property. Member Spanburgh shared pictures of the structure. The LHDB reached consensus regarding non-negotiable terms of an easement.

PENDING LANDMARK APPLICATIONS

1. 628 Ocean Road, Bridgehampton – No news.

2. 121 South Rd, Westhampton – Member Heine drafted and circulated a narrative of the property including information shared by the owner. In trying to determine the approximate date the home was built, he explained that the earlier deed indicated that the property was vacant.

There is also a date of May 1889 written on the bottom of a built-in drawer in the home's Dining Room. It was suggested that more information about the builder and the earliest owner be added to the narrative, that fewer interior photos be in the report for privacy reasons, and that an 1858 map reference be added. Member Spanburgh thanked Member Heine for compiling the designation narrative and motioned to recommend the Town Board designate this property as a landmark, Member Davis seconded; all members present were in favor.

OTHER MATTERS

1. Demolition & Construction List Update – Member Clark was unable to attend the meeting but sent the information below in an e-mail. The list is in progress.

- 10 Schwenks Road, Water Mill is a house with an AYB of 1900 and listed in the AKRF table, was mistakenly issued a Building Permit for construction in October 2016 without LHDB referral/review.
- Fordham Mill (Town landmark) – work on the property is reportedly in progress.
- 14 Park Place, Noyack – former Noyac Cottage Association Clubhouse (Northampton Shores) will reportedly be demolished in the near future potentially without LHDB due to an error with its AYB.

2. ZBA/PB/ARB/CB Pending Applications

ZBA - March 2 and March 16-several properties on the agendas have been previously reviewed or are repeats. March 16-377 Hayground Road, Bridgehampton AYB 1929 (HRHA #11-Addison Cook House) proposed second floor addition.

PB – March 9 and March 23- several properties on the agendas have been previously reviewed or are repeats. March 23-57 & 61 Station Road, Water Mill –proposed subdivision with two 1900s structures: 61 Station Road (WM-23) and 40 Station Road, Water Mill – near c1903 train station (WM-36) now adaptively re-used. An additional office building is being proposed.

3. Tupper Boathouse, NS Update – As per Member Comparetto, the soil test was completed and the building is ready to be lifted in October. There is concern about the ability of the residential wing to survive lifting due to water damage. A Tupper committee meeting will occur in about a week in Town hall to discuss phase two funding and the residential wing.

4. Brewster House (1380 Flanders Rd, Flanders) update – No news.

5. Tuckahoe Road closing/re-routing discussion – Member Spanburgh circulated to the LHDB for review a letter she drafted to present to the Town Board. The LHDB members shared suggested revisions/inclusions for the letter.

6. Code amendments to Chapter 123 – The amendments to this chapter were discussed at a Town Board work session but a public hearing has not been scheduled. This amendment will restrict LHDB review of properties to those built on or before 1940.

NEW BUSINESS

1. Additional Big Duck Holiday Decorations – The LHDB acknowledged Suffolk County’s plans for the Big Duck in Flanders, which they own and manage, to consider ideas for holiday decorations in addition to the annual lighting.

2. Member Clark informed the LHDB members via email that the Bridgehampton Presbyterian Church at 2429 Montauk Highway, Bridgehampton was recently added to the National Register of Historic Places. Member Clark will collect information and photos to post on the Town’s Historic Resources Map.

Meeting Adjourned at 9:19 pm.

NEXT MEETING: April 18, 2017 at 7:00 pm.

Submitted by Janet Johnson; edited by Sally Spanburgh.

Structures Available for Relocation:

90 Wild Goose Lane, Bridgehampton (Portion of Rose-Hand House, Hayground)

11 Ochre Lane, Art Village, Shinnecock Hills (“Laffalot”)

59 Wickatuck Drive, Noyac

28 Highland Terrace, Bridgehampton

27 Cedar Crest Lane, North Sea (“Hazetma”)

19 Brushy Neck Lane, Westhampton

373 Bridgehampton-Sag Harbor Turnpike, Bridgehampton

77 Dune Road, Bridgehampton